

€ 4.850 | ETTERBEEK | REF. 7286672



TERRACE SURFACE

35 m<sup>2</sup>



LIVING SURFACE

325 m<sup>2</sup>



BEDROOMS

4



BATHROOMS

3

## Flat at Etterbeek

 **Rue de la gare 3, 1040 Etterbeek**

Well presented by Elisabeth du Chastel: 0495 79 78 58 / elisabeth.duchastel@victoire.be

ETTERBEEK, a stone's throw from the European Quarter and easily accessible, this magnificent 325 m<sup>2</sup> loft with its ±34 m<sup>2</sup> interior terrace as its central feature is located near Place Saint-Pierre. It comprises an entrance hall with cloakroom and separate toilet, a large ±115 m<sup>2</sup> living room, and a fully equipped open-plan kitchen. The sleeping area consists of a bedroom with dressing room of ±40m<sup>2</sup> and shower room, a second bedroom with dressing room/bathroom of ±36m<sup>2</sup>, a third bedroom with built-in cupboards of ±26m<sup>2</sup> and a fourth bedroom with storage space of ±16m<sup>2</sup> + cozy corner, and a separate shower room. A laundry area and cellar complete this property. Photovoltaic panels - water softener - alarm. Possibility of a corporate lease. A secure parking space is available.


Available at Victoire - Junot - [www.victoire.be](http://www.victoire.be) - Tel: 02 375 10 00

## Characteristics

### GENERAL

|                   |                  |                   |                 |
|-------------------|------------------|-------------------|-----------------|
| Type              | flat             | City              | Etterbeek       |
| Price             | € 4.850          | Living surface    | 325 m²          |
| Terrace surface   | 35 m²            | Bedrooms          | 4               |
| Bathrooms         | 3                | Parkings (indoor) | 1               |
| Floors            | 3                | Available         | onmiddellijk    |
| Construction year | 1912             | State             | Very good state |
| Facades           | 2                | Kitchen (type)    | hyper equipped  |
| Toilets           | 3                | Laundry room      | ✓               |
| Heating (type)    | individual       | Heating           | gas             |
| Neighborhood      | residential area | Cellar            | ✓               |
| Double glass      | ✓                | PEB               | 163 kW/m²       |
|                   |                  | PEB category      | D               |

### MANDATORY INFO

|                                     |   |
|-------------------------------------|---|
| Building permit<br>Not announced    | Summons and recovery claim<br>Not announced   |
| Urban destination<br>Not announced  | Pre-emption right<br>Not announced  |
| Subdivision permit<br>Not announced |  Flood prone area<br>not located in flood area |

### FINANCIAL

|                        |                            |
|------------------------|----------------------------|
| Tenant charges<br>30 € | Rental deposit<br>2 months |
|------------------------|----------------------------|

